115.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,200 /	657,200
					USE VALUE:	657,200 /	657,200
					ASSESSED:	657,200 /	657,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLISLE SCOTT W
Owner 2:	
Owner 3:	
Street 1:	3 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRIGGERS EDWARD -
Owner 2:	DRIGGERS GHOSH MONICA -
Street 1:	3 HUNTINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .074 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1313 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3245.000	295,100		362,100	657,200
Total Card	0.074	295,100		362,100	657,200
Total Parcel	0.074	295,100		362,100	657,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.53 | /Parcel: 500.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73761

GIS Ref

GIS Ref

Insp Date 10/24/18

!8933!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,100	0	3,245.	362,100	657,200		Year end	12/23/2021
2021	101	FV	286,600	0	3,245.	362,100	648,700		Year End Roll	12/10/2020
2020	101	FV	286,700	0	3,245.	362,100	648,800	648,800	Year End Roll	12/18/2019
2019	101	FV	237,000	0	3,245.	357,000	594,000	594,000	Year End Roll	1/3/2019
2018	101	FV	244,400	0	3,245.	274,200	518,600	518,600	Year End Roll	12/20/2017
2017	101	FV	244,400	0	3,245.	258,700	503,100	503,100	Year End Roll	1/3/2017
2016	101	FV	243,100	0	3,245.	238,000	481,100	481,100	Year End	1/4/2016
2015	101	FV	230,300	0	3,245.	222,500	452,800	452,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:11:01

LAST REV

Date	Time
09/03/19	15:40:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRIGGERS EDWARD	1466-54		1/20/2015		536,000	No	No		
KIDD JOSEPH W/E	1268-55		5/16/2003		415,000	No	No		
NOA ROBERT & DO	1159-63		7/29/1996		198,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2007	720	Add Bath	5,000			G9	GR FY09	move door delete
2/6/2001	51	Redo Kit	12,500	C				
5/24/1994	222	Manual	900					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	CC	Chris C
7/13/2016	Sales Review	PT	Paul T
8/29/2003	MLS	MM	Mary M
4/8/2000	Inspected	268	PATRIOT
2/9/2000	Measured	264	PATRIOT
6/14/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3245		Sq. Ft.	Site		0	70.	1.59	6									362,145						362,100	

Total AC/HA:	0.07449	Total SF/SM:	3245	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,145	Spl Credit		Total:	362,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	83462
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362563
Depreciation:	67437
Depreciated Total:	295126

COMMENTS

UTIL SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

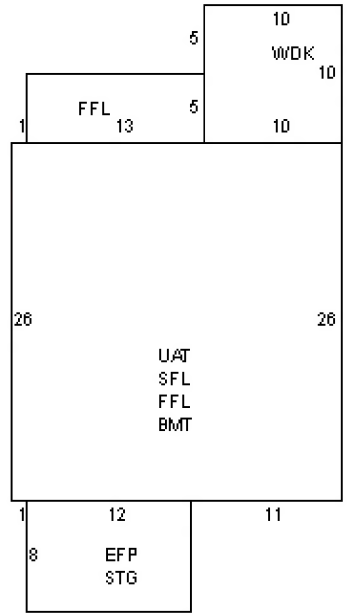
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	123.73
Final Total:	295100	Val/Su SzAd	224.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	689	173.730	119,698
BMT	Basement	624	52.120	32,522
SFL	Second Floor	624	173.730	108,406
UAT	Upper Attic	156	69.490	10,841
WDK	Deck	100	15.840	1,584
EFP	Enclos Porch	96	55.020	5,282
STG	Storage	96	8.000	768
	Net Sketched Area:	2,385	Total:	279,101
Size Ad	1313	Gross Area	2853	FinArea 1313

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc